

# Maryland Historical Trust State Historic Sites Inventory Form

## MARYLAND INVENTORY OF HISTORIC PROPERTIES

Survey No. CARR-238

Magi No.

DOE   yes   no

### 1. Name (indicate preferred name)

historic Zepp-Jaeger Farm

and/or common R. Ranum House and Barn

### 2. Location

street & number 2109 Arrington Road    not for publication

city, town Sykesville    vicinity of    congressional district   

state Maryland    county Carroll

### 3. Classification

Category	Ownership	Status	Present Use
<u>  </u> district	<u>  </u> public	<u>  </u> occupied	<u>  </u> agriculture <u>  </u> museum
<u>  </u> building(s)	<u>  </u> private	<u>  </u> unoccupied	<u>  </u> commercial <u>  </u> park
<u>  </u> structure	<u>  </u> both	<u>  </u> work in progress	<u>  </u> educational <u>  </u> private residence
<u>  </u> site	<b>Public Acquisition</b>	<b>Accessible</b>	<u>  </u> entertainment <u>  </u> religious
<u>  </u> object	<u>  </u> in process	<u>  </u> yes: restricted	<u>  </u> government <u>  </u> scientific
	<u>  </u> being considered	<u>  </u> yes: unrestricted	<u>  </u> industrial <u>  </u> transportation
	<u>  </u> not applicable	<u>  </u> no	<u>  </u> military <u>  </u> other:

### 4. Owner of Property (give names and mailing addresses of all owners)

name Maryland Dept. of Natural Resources

street & number Taylor Avenue    telephone no.:   

city, town Annapolis    state and zip code MD 21401

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex    liberCCC 503

street & number 55 North Court Street    folio 685

city, town Westminster    state Maryland

### 6. Representation in Existing Historical Surveys

title MHT Inventory Form CARR-238

date ND    federal       state    county    local   

pository for survey records MHT

city, town Crownsville    state MD

## 7. Description

Survey No. CARR-238

### Condition

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

### Summary:

The Zepp-Jaeger Farm is located at 2109 Arrington Road on the south side of the road, and faces northeast. The house is a two-story, three-bay by one-bay frame structure with a two-bay by one-bay, two-story ell on the southwest. It has a rubble stone foundation, aluminum siding over top of German siding, and a gable roof. On the northeast elevation, the first story is raised and has a center entrance with 12 lights over one lying panel. There is a single 6/6 sash on either side of the door. There is a one-story, three-bay, shed-roof porch. It has four turned posts with jigsawed brackets. There is a cellar located under the main block of the house only. The first story has a center entrance with an enclosed straight run of stairs in the center. It is laid out as a single-pile plan with one room in the ell and an enclosed porch on the southeast. The southeast room has a fireplace on the northwest wall that has been covered with paneling. Marks on the floor suggest that a mantel was removed from here. There is no hearth, as this was probably never a working fireplace. The stairway to the second story ends at a landing on the southwest end. There is one step on both the northwest and southeast sides of this landing. On the southeast, the step up leads to the southeast chamber. The northwest step up from the landing has a second landing with a passage to the southwest leading into the ell, and a door on the northwest that leads to the northwest chamber. The ell has a passage that runs along the southeast side, with a room on the northwest and southwest ends. The barn is a two-story, one-bay by one-bay structure. It has a rubble stone foundation, vertical-board siding, and a shed-roof addition on the northwest. The barn is constructed of a hewn, mortised-and-tenoned-and-pegged, heavy-timber braced frame. The lower story has a center aisle running northeast to southwest, with two pens on the southeast. There is a garage and a wagon shed.

Contributing Resources: 4

The Zepp-Jaeger Farm is located at 2109 Arrington Road on the south side of the road, and faces northeast toward Arrington Road. It is located approximately 2½ miles east of Sykesville in southeast Carroll County, Maryland. The site slopes generally to the southeast. The house is a two-story, three-bay by one-bay frame structure with a two-bay by one-bay, two-story ell on the southwest. It has a rubble stone foundation, aluminum siding over top of German siding, and a gable roof of asphalt shingles, with a northwest-to-southeast running ridge. The ell has a gable roof, also with asphalt shingles, and a northeast-to-southwest running ridge. On the northeast elevation, the first story is raised and has a center entrance with 12 lights over one lying panel. The doorway has a beaded-interior-edge frame. There is a single 6/6 sash on either side of the door that has a beaded-interior-edge frame. There is a one-story, three-bay, shed-roof porch with asphalt shingles.

## 8. Significance

Survey No. CARR-238

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c.1886

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☒ D  
and/orApplicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ GLevel of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

### Summary:

The history of the Zepp-Jaeger Farm is extremely complicated and requires some conjecture. William Presley Zepp had worked for many years in the telegraph department of the Baltimore and Ohio Railroad when he purchased 24 acres adjacent to the school lot. This parcel most likely included the current site with the house. Zepp was assessed in 1887 for a new house worth \$600. This suggests that he constructed it immediately after purchasing the lot, and it is presumably the existing house. In 1893, Zepp bought 222 acres. Zepp died on 10 August 1902. Zepp's family apparently continued to farm, as in 1910 their livestock was worth \$490. The 1917 map shows son Arthur Zepp with 150 acres south of this house, on what was most likely the 222-acre portion of the farm. The widow, Lucille, probably continued to live in this house. After her death on 2 March 1923 the Zepp heirs sold the entire farm to Arthur Zepp. Shortly afterward, Arthur Zepp sold this house and outbuildings, plus five acres, to his sister, Grace and her husband, George Jaeger. The house is now owned by the State and is available as part of the curatorship program.

Geographic Organization: Piedmont

Chronological/Development Period: Industrial/Urban Dominance A.D. 1870-1930

Historic Period Themes: Agriculture, Architecture

Resource Types: Small Family Farm, Rural Vernacular

The history of the Zepp-Jaeger Farm is extremely complicated and requires some conjecture. William Presley Zepp had worked for many years in the telegraph department of the Baltimore and Ohio Railroad when in 1885 he purchased 24 acres adjacent to the school lot. This parcel most likely included the current site with the house, as it is very close to the school site. The price of \$1,000 or \$41.68/acre, suggests some substantial improvements. However, the house must not have been of much value, if one existed at all, since Zepp was assessed in 1887 for a new house worth \$600. This suggests that he constructed it immediately after purchasing the lot, and it is presumably the existing house. If so, this would be a very early use of wire nails in Carroll County, however, it is interesting to note that they were used for minor jobs like fastening plaster lath, and not used for structural

## 9. Major Bibliographical References

Survey No. CARR-238

Land Records  
1917 map  
Tax assessments, 1876-96, 1896-1910, 1910-17, 1917, 22  
William P. Zepp inventory, JDB 18-368

## 10. Geographical Data

Acreage of nominated property 20,805 acresQuadrangle name SykesvilleQuadrangle scale 1:24000

UTM References do NOT complete UTM references

A 

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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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E 

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F 

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G 

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H 

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Kenneth M. Short, Historic Plannerorganization Carroll County Planning Departmentdate June 20, 1995street & number 225 North Center Streettelephone (410) 857-2145city or town Westminsterstate MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

MARYLAND HISTORICAL TRUST  
DHCP/DHCD  
100 COMMUNITY PLACE  
CROWNSVILLE, MD 21032-2023  
514-7600

CARR-238

Zepp-Jaeger Farm  
Sykesville (vicinity)

c.1886

**Summary:**

The history of the Zepp-Jaeger Farm is extremely complicated and requires some conjecture. William Presley Zepp had worked for many years in the telegraph department of the Baltimore and Ohio Railroad when he purchased 24 acres adjacent to the school lot. This parcel most likely included the current site with the house. Zepp was assessed in 1887 for a new house worth \$600. This suggests that he constructed it immediately after purchasing the lot, and it is presumably the existing house. In 1893, Zepp bought 222 acres. Zepp died on 10 August 1902. Zepp's family apparently continued to farm, as in 1910 their livestock was worth \$490. The 1917 map shows son Arthur Zepp with 150 acres south of this house, on what was most likely the 222-acre portion of the farm. The widow, Lucille, probably continued to live in this house. After her death on 2 March 1923 the Zepp heirs sold the entire farm to Arthur Zepp. Shortly afterward, Arthur Zepp sold this house and outbuildings, plus five acres, to his sister, Grace and her husband, George Jaeger. The house is now owned by the State and is available as part of the curatorship program.

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Description (continued)

Section 7 Page 2

It has four turned posts with jigsaw brackets and is set on brick piers that are partially rebuilt. It has a new deck and railings. The second story has a 6/6 sash in each end bay. There is an interior brick chimney set just southeast of center along the ridge. There is a lightning rod on each end of the ridge. The northwest end has a glass ball and weathervane, and there is still twisted copper line along the ridge and down the east corner of the house.

The southeast elevation foundation has a hurricane door set to the south. The first and second stories each have one typical 6/6 sash. The gable end has a four-light sash with a pedimented architrave. In the southwest elevation of the main block in the south bay, the foundation has a diamond-in-section wood louver vent. The first and second stories have a typical 6/6 sash. The southeast elevation of the ell has stone piers and an enclosed porch on the first story. The second-story south bay has a typical 6/6 sash. The north bay has a shed-roof addition. There is an interior brick chimney on the ridge where the ell and the main block join. There are two lightning rods along the ell ridge.

The southwest elevation of the ell on the first story has a typical 6/6 sash that has been altered. The opening has been infilled at the bottom, and it now has a 6/1 sash. The second story has one typical 6/6 sash. The northwest elevation of the main block has a typical 6/6 sash on both the first and second stories. The gable end is identical to that on the southeast. The ell on the first story has two typical 6/6 sash. The second story also has two typical 6/6 sash.

There is a cellar located under the main block of the house only. The joists run northeast to southwest. The joists are circular sawn, and are  $2\frac{3}{4}$  to 3 inches wide by  $8\frac{3}{4}$  inches deep, and are spaced  $23\frac{1}{2}$  to 25 inches on centers. The joist ends are cut down on bottom, and they rest on top of wood shingles that are set on top of the stone foundation wall. The joists lap overtop of the sill. The floor above is mill sawn. There is a door on the southeast elevation set in a new frame. The door was probably moved here from elsewhere. On the northeast wall, to the east, there is a diamond-in-section wood louver vent. An identical one is found on the southwest wall, to the south. The holes in the frame are also diamond. The stairway comes down the center of the cellar. The ell has a new cellar that was originally a crawl space. There are sawn joists with bridging that is fastened with wire nails, and there are new floor boards.

The first story has a center entrance with an enclosed straight run of stairs in the center. It is laid out as a single-pile plan with one room in the ell and an enclosed porch on the southeast. The front door has a two-light transom over it that has been covered up on the outside. The floor is random-width, tongue-and-grooved,  $2\frac{1}{2}$  to 4-inch-wide boards that run northwest to southeast. Both the southeast and northwest rooms are paneled. The paneling also covers the wood trim. The architraves underneath have a beaded interior edge.

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Description (continued)

Section 7 Page 3

The southeast room has a fireplace on the northwest wall that has been covered with paneling. Marks on the floors suggest that a mantel was removed from here. There is no hearth, as this was probably never a working fireplace. On either side of the fireplace on this northwest wall is a door. The doors have been removed. The northwest room has two doorways on the southeast wall and a door to the ell on the southwest wall. They are four paneled doors with double fields that are sunk and have ogee panel moulds. They are hung on plain, stamped, plate butt hinges and have mortise locks with metal knobs.

The southwest or ell room has a brick chimney on the northeast elevation. There is linoleum on the floor and a chairrail. The bottom half of the wall was covered so that the original treatment can not be seen now. The windows and doors have a beaded interior edge architrave. The ceilings throughout the first story are now covered. The southeast wall has a typical four-panel door to the east that has a cast iron rim lock. To the south of this is an altered fifteen-light door that has a plain architrave and was probably added later.

The stairway to the second story ends at a landing on the southwest end. There is one step up on both the northwest and southeast sides of this landing. On the southeast, the step up leads to the southeast chamber, which has a typical four-panel door with a cast iron rim lock marked "NORWALK LOCK CO.". There is plain architrave in this room that is lapped over at the top. The baseboard is also plain. There is a newer closet added to the northwest wall. The ceilings in this room are very low, about 7 feet tall. The room has circular-sawn studs that are 3 inches wide by 3¾ inches deep and are spaced 21 inches on centers. They hold circular-sawn lath with wire nails.

The northwest step up from the landing has a second landing with a passage to the southwest leading into the ell, and a door on the northwest that leads to the northwest chamber. This is a typical four-panel door. The northwest chamber has identical trim to the southeast chamber. It also has circular-sawn lath with wire nails on the ceiling. There is a typical four-panel door on the southeast wall set to the far east that leads to a small closet above the center entrance of the first story. This door has a plain cast iron rim lock. The closet has a typical 6/6 sash on the northeast elevation. The sash is mortised-and-tenoned-and pegged at the corners, but the stops are fastened with wire nails. There are neither sash weights nor spring latches with this sash, and it is now covered up by aluminum siding on the exterior.

The ell has a passage that runs along the southeast side, with a room on the northwest and southwest ends. The flooring throughout is random-width pine that runs northeast to southwest and is 2½ to 4 inches wide. The northwest ell chamber has paneled walls and the paneling covers the trim. There is a typical four-panel door, except that it has single fields. It has a plain cast iron rim lock. There is a closet on the northeast, set to the north, with a

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Description (continued)

Section 7 Page 4

typical four-panel door. The southwest ell chamber has a typical four-panel door with plain trim that is headcut. There is a baseboard on the northeast wall that is a piece of German siding. There is a hatch in the front closet that leads to the attic.

The attic is mostly unfloored. The joists run northeast to southwest in the main block and northwest to southeast in the ell. They are circular sawn, and are 2½ by about 4¾ inches, and are spaced 23 to 25½ inches on centers. The rafters are also circular sawn. They are 2 by 3¾ inches and are spaced 24 inches on centers. They support board sheathing. The joists are nailed to the sides of the rafters. The rafters are mitered at the ridge and are toenailed to each other at the ridge with cut nails.

An old photograph of the house shows wood steps in the center of the front porch and jigsawn balusters on the porch.

There was a meat house to the southeast of the ell, then a dairy, then a wood shed further southeast. There was an ice house to the southwest of the house. Farther southeast was a hog pen.

About 80 feet northwest of the house is a barn. It is a two-story, one-bay by one-bay structure, with a gable roof of inverted-V-seam metal and has a northeast-to-southwest ridge. It has a rubble stone foundation, vertical-board siding, and a shed-roof addition on the northwest. The southeast elevation on the first story has a vertical-board dutch door. The second story has no openings. The southwest elevation on the first story has a vertical-board dutch door to the west end of the main block and a vertical board door towards the west end of the addition. The second story has a vertical-board door centered on the ridge and a vertical board door towards the south end of the addition. The gable end has another vertical board door. The northwest elevation has two low openings on the addition, has battens on the siding, and an inverted V-seam on the shed roof. The northeast elevation has no openings. There is a concrete foundation under the addition on this side only.

The barn is constructed of a hewn, mortised-and-tenoned-and-pegged, heavy-timber braced frame. The lower story has a center aisle running northeast to southwest, with two pens on the southeast and two hog pens, possibly, on the northwest, though this end appears to be altered. The northeast end of the aisle has a beaded-edge board feed box. There is a ladder to the upper story in the west corner of the aisle. The rafters are sawn, are approximately 2 x 6, are mitered at the ridge, and support lath. The addition apparently originally had a steeper slope to the roof with no real second-story space, but the roof has been raised and some members removed from the frame in the northwest wall of the main block. The joists for the upper story are ¾-round logs that run northeast to southwest. They are supported by one summer beam that runs northwest to southeast and is a hewn on



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Description (continued)

Section 7 Page 5

all four sides. The lumber used in the pens is all circular sawn. The addition is a hewn, mortised-and-tenoned-and-pegged frame that appears to be original, but was originally just one story in height.

There is a garage about 50 feet northwest of the house ell. It has a concrete foundation, beaded-edge-and-center vertical-board siding, and a gable roof with inverted-V-seam metal and a northwest-to-southeast ridge. The southeast elevation has double wagon doors to the east and a door opening to the south. The northeast elevation has no openings. The southwest elevation has a screened window opening. The northwest elevation also has no openings. The building was constructed of circular-sawn 4 x 4 posts with 2 x 4 rafters and horizontal members. The down braces and all joints are wire nailed. The structure is divided in two by a northwest-to-southeast running wall with a doorway in it.

About 30 feet southwest of the garage is a wagon shed with vertical-board siding and a gable roof with northwest-to-southeast running ridge and inverted V-seam metal roofing. It has a concrete foundation. There are wagon sheds on both ends and a center crib that has vertical board slats on all four sides. The southeast elevation is open on the south and has a vertical-board door on rollers on the east. There are no openings on the southwest and northeast elevations. The northwest elevation has both ends open to the wagon sheds. The building is constructed of 4 x 4 circular-sawn corner posts and center posts and sills with 2 x 4 braces and rafters. It has nailed joints. The rafters are mitered at the ridge.

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Significance (continued)

Section 8 Page 2

purposes like attaching the rafters. This corresponds to the overall skeptical reception given wire nails by builders, who doubted their holding ability. The house also demonstrates a complete adoption of balloon frame construction, yet many houses built after this date in Carroll County continue to employ transitional techniques.

In 1893, Zepp bought 222 acres that had been part of the estate of John G. Pearce, and the low price, \$2,800 or \$12.61/acre, suggests a farm that had declined greatly. This farm was apparently next to the 24-acre parcel. Zepp died on 10 August 1902 of Brights disease, at age 56, leaving a widow, two sons, and two daughters. Zepp's inventory gives a glimpse as to how he lived at the turn of the century. His house had a parlor (with a parlor suit), a dining room (with table, six chairs, and stove), and a kitchen (with two tables, six chairs, clock and stove). The two porch chairs were probably on the front porch. There were three bedrooms, each with a bedroom set and feather bed. If his house had other bedrooms (the existing one has four) they did not have beds in them at the time. At least one room had "25 yds carpet." The enumeration of the rooms closely mirrors the existing house.

Zepp's family apparently continued to farm, as in 1910 their livestock was worth \$490. The 1917 map shows son Arthur Zepp with 150 acres south of this house, on what was most likely the 222-acre portion of the farm. The widow, Lucille, probably continued to live in this house, though it does not appear on the 1917 map. After her death on 2 March 1923 the Zepp heirs sold the entire farm to Arthur Zepp for \$5,250. Shortly afterward, Arthur Zepp sold this house and outbuildings, plus five acres, to his sister, Grace, and her husband, George Jaeger. They shortly added 49 acres and worked a small farm here, finally selling it in 1970. The house is now owned by the State and is available as part of the curatorship program.

The Jaeger's daughter recalls that they had one or two dairy cows, made their own butter and ice cream, raised chickens, turkeys, pigs, and rabbits, and had two horses. They sold the turkeys and ate mostly pork and chicken. During threshing time, they used a steam engine and hired some black workers, who ate in the kitchen while the white laborers ate in the dining room. The house had three stoves, all on the first story. She left here in 1939. Her mother was reportedly born here in 1898.

CARR-238  
Zepp-Jaeger Farm  
2109 Arrington Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS- ACTION	COMMENTS
Rolf I. & Valene M. Ranum (wife)	Carroll	State of MD Dept. of Forests & Parks		1-15-1972	CCC 503	685	Deed fee simple	20.805 acres, \$1.00
George A. Jaeger, widowre	Carroll	Rolf I. & Valene M. Ranum (wife)	Carroll	8-20-1970	CCC 473	551	Deed fee simple	\$10.00, 20.805 acres, 3 deed
Daniel H. Arrington & Hattie M. (wife)	Carroll	George A. & Grace E. Jaeger (wife)	Carroll	12-1-19267	EMM 148	413	Deed fee simple	\$10.00, 1+ acres (1)
Arthur & Annie F. Zepp (wife)	Carroll	George H. & Grace E. Jaeger (wife)	Carroll	12-18-1924	EMM 144	17	Deed fee simple	\$10.00, 5+ acres (2)
A. Frank Arrington & Margaret F. (wife)	Carroll	George A. & Grace E. Jaeger (wife)	?	1-20-1927	EMM 148	412	Deed fee simple	\$10.00, 48+ acres (3)
James E. Boylan, Jr., trustee for Manchester Bank	Carroll	A. Frank Arrington	?	12-17-1924	EMM 144	464	Deed fee	John Richardson & wife, mortgage to Manchester Bank default #5571 Equity \$2,100, 117 acres - 26/10 - 30 (3)
Randolph Richardson		John R. Richardson		7-24-1902	JHB 95	567		(3)
Caroline Arrington	Carroll	Daniel A. Arrington & Hattie M. (wife)	Carroll	10-29-1908	DPS 109	563	Deed fee simple	\$5,000, 162 acres (1)

CARR-238  
Zepp-Jaeger Farm  
2109 Arrington Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS- ACTION	COMMENTS
Austin E. & Stella J. Arrington (wife)		Caroline Arrington		6-17-1905	DPS 103	4		(1)
Guy W. Steele, trustee & Austin E. & Dorothy F. Arrington (wife)		Caroline Arrington		12-23-1905	DPS 103	88	Confirmatory Deed	(1)
Austin E. & Dorothy F. Arrington (wife)		Caroline Arrington		12-8-1904	DPS 100	446		(1)
Annie B. Zepp, Grace E. & George A. Jaeger (husband) etal, heirs of William P. Zepp	Carroll Howard Carroll	Arthur Zepp & Annie E. (wife)	Carroll	6-18-1924	EMM 144	10	Deed	William P. Zepp, dec. 8-5-1962, widow Lucy dec. 3-2-1923, \$5,250 (a) 24 acres (b) 222 -12 + acres (c) 1+ acres (d) 1+ acres (e) 1+ acres (2)
Christian DeVries	Carroll	William P. Zepp	Carroll	10-16-1885	WNM 64	134	Deed fee simple	\$1,000 24 acres bounds on Primary School House Lot & Lot 3 of William Brown's Real Estate [no previous reference] (a)

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Zepp-Jaeger Farm  
2109 Arrington Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS- ACTION	COMMENTS
Noah Schaeffer	Carroll	William P. Zepp	Carroll	4-1-1893	BFC 76	293	Deed fee simple	\$2,800, 222 acres (1) Lots 1 & 2 of Widows dower in Equity #98, 104 $\frac{1}{4}$ acres & 10 $\frac{3}{4}$ acres (2) Lot 5 to Lucinda R. J. Brown in #90 Equity 52 $\frac{1}{2}$ acres (3) Lot 6 to Ann Virginia Brown in #90 Equity 55 acres
Charles E. Fink Harry M. Clabaugh, trustees	?	Noah Schaeffer	?	7-16-1892	BFC 75	364	Deed	Charles C. Pearce, et al v. Noah Schaeffer, et al, 4-26-1890, Lots 1 & 2 of Widows dower in #90 Equity, 104 $\frac{1}{4}$ , 610 $\frac{3}{4}$ acres [no previous reference] (b) (1)

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Zepp-Jaeger Farm  
2109 Arrington Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS- ACTION	COMMENTS
Charles E. Fink, trustee	Carroll	Noah Schaeffer		3-18-1892	BFC 74	157	Deed fee simple	John G. Pearce mortgaged property to Noah Schaeffer 3-31- 1882 FTS 17-179 (b) (1),(2),(3) Schaeffer sold it to Austin Arrington \$3,330 Equity #2855. Schaeffer was substituted as buyer. Court notified - made Fink trustee, 1144/8 acres
Benjamin F. & Dorcus Brown, et al		John G. Pearce		5-27-1863	GEW 30	202		
Lucinda R. J. Brown		John G. Pearce		2-17-1853	JBB 15	110		52½ acres
Ann V. Brown		John G. Pearce		3-31-1855	JBB 19	141		55 acres
Edward L. Meister & Margaret M. (wife)	Baltimore City	Edna L. Meister, widow	?	10-11-1943	EAS 182	159	Deed fee simple	½ interest, \$5.00, 130 acres, Arrington Farm (1)

CARR-238  
Zepp-Jaeger Farm  
2109 Arrington Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS- ACTION	COMMENTS
Manchester Bank	MD Corp.	Charles L. & Edna L. Meister Edward L. & Margaret M. Meister	?	7-30-1932	EMM 157	457	Deed fee simple	\$4,000, 130 acres, 4 tracts (1)
John B. Baker, assignee of mortgage Walter M. & Daisy G. Arrington (wife)	Carroll	Manchester Bank	MD Corp.	3-23-1932	EMM 157	79	Deed fee simple	Public sale, 1-13- 1932, \$3,000 Equity 6253, 130 acres, 4 tracts (W) 77 acres (X) 25 acres (Y) 20 p. (Z) 36 acres (1)
Joshua Arrington & Laura F. (wife)	Baltimore City	Walter M. Arrington & wife	Carroll	10-6-1897	JHB 86	111	Deed fee simple	\$1,725, 77 acres, "Hammonds Fine Soil Forrest" (W)
Amos M. Arrington & wife		Walter M. Arrington & wife	8-15-1898	JHB 87	366			(X)
William P. Zepp & wife		Walter M. Arrington & wife		11-8-1898	JHB 88	42		(Y)
Arthur Zepp & wife		Walter M. Arrington & wife		6-24-1924	EMM 144	15		(Z)
Albert F. Arrington	Carroll	Joshua Arrington	Baltimore City	6-29-1896	BFC 83	85	Deed	\$1,700, 77 acres (W)

CARR-238  
Zepp-Jaeger Farm  
2109 Arrington Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS- ACTION	COMMENTS
Prisatta T. Richardson, et al heirs of David C. & Ann Elizabeth Gray (wife)	Carroll Baltimore, et al	Albert F. Arrington	Carroll	1-27-1898	BFC 82	183	Deed	\$1,500, 77 acres (W)
John W. & L. Margaret Scrivenor (wife)	Carroll	David C. & Ann Elizabeth Gray (wife)	Baltimore City	8-4-1892	BFC 75	185	Deed fee simple	\$1,700, 77 acres, 2 deeds (W)
Alexander P. Brown, et al	Baltimore City	John W. Scrivenor	Carroll	10-3-1860	GEW 27	452	Deed fee simple	\$500, ½ part of 77 acres
Lemuel Brown, et al	Ohio	John W. Scrivenor	Carroll	12-8-1860	GEW 28	170	Deed fee simple	\$500, 77 acres, Edward Brown willed to Rachel & Jesse Brown, both deceased

KS/c:5-16-95:238tid.ks



## MARYLAND HISTORICAL TRUST

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

R. Ranum House and Barn

**2 LOCATION**

STREET &amp; NUMBER

[Marriottsville Rt. 2] Arrington Rd.

CITY, TOWN

Sykesville

☒ VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Carroll

**3 CLASSIFICATION**

## CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☒ PUBLIC☐ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Maryland Department of Natural Resources

Telephone #:

STREET &amp; NUMBER

Taylor Avenue

CITY, TOWN

Annapolis

☐ VICINITY OF

STATE, zip code

Maryland 21401

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Carroll County Court House

Liber #:

Folio #:

STREET &amp; NUMBER

CITY, TOWN

Westminster

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

## 7 DESCRIPTION

CRR-238

### CONDITION

☐ EXCELLENT      ☐ DETERIORATED  
☒ GOOD      ☐ RUINS  
☐ FAIR      ☐ UNEXPOSED

### CHECK ONE

☐ UNALTERED  
☒ ALTERED (al. siding)

### CHECK ONE

☒ ORIGINAL SITE  
☐ MOVED      DATE \_\_\_\_\_

---

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The R. Ranum house is an L-plan frame house consisting of a two-story, three bay block (on the north with wing (at the west). It is typical of the area. The ridge of the main roof is parallel to the three-bay facade. The roof of the wing intersects the main roof at right angles. The outstanding feature of the house is the shed-roof porch spanning the first story facade, with jigsaw balusters, elaborate turned posts and jigsaw brackets. The foundation is granite; porch supports are brick.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
X <input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

---

SPECIFIC DATES      late 19th century      BUILDER/ARCHITECT

---

STATEMENT OF SIGNIFICANCE

The Ranum house is an attractive structure, with a pegged barn, significant to the agricultural landscape of the area.

Recommendations

Routine maintenance.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

ORGANIZATION

DATE

STREET &amp; NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

UNITED STATES  
DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS

5662 1/4 NW  
FINKSBURG

LP 10  
PG 2.5 MI.

731

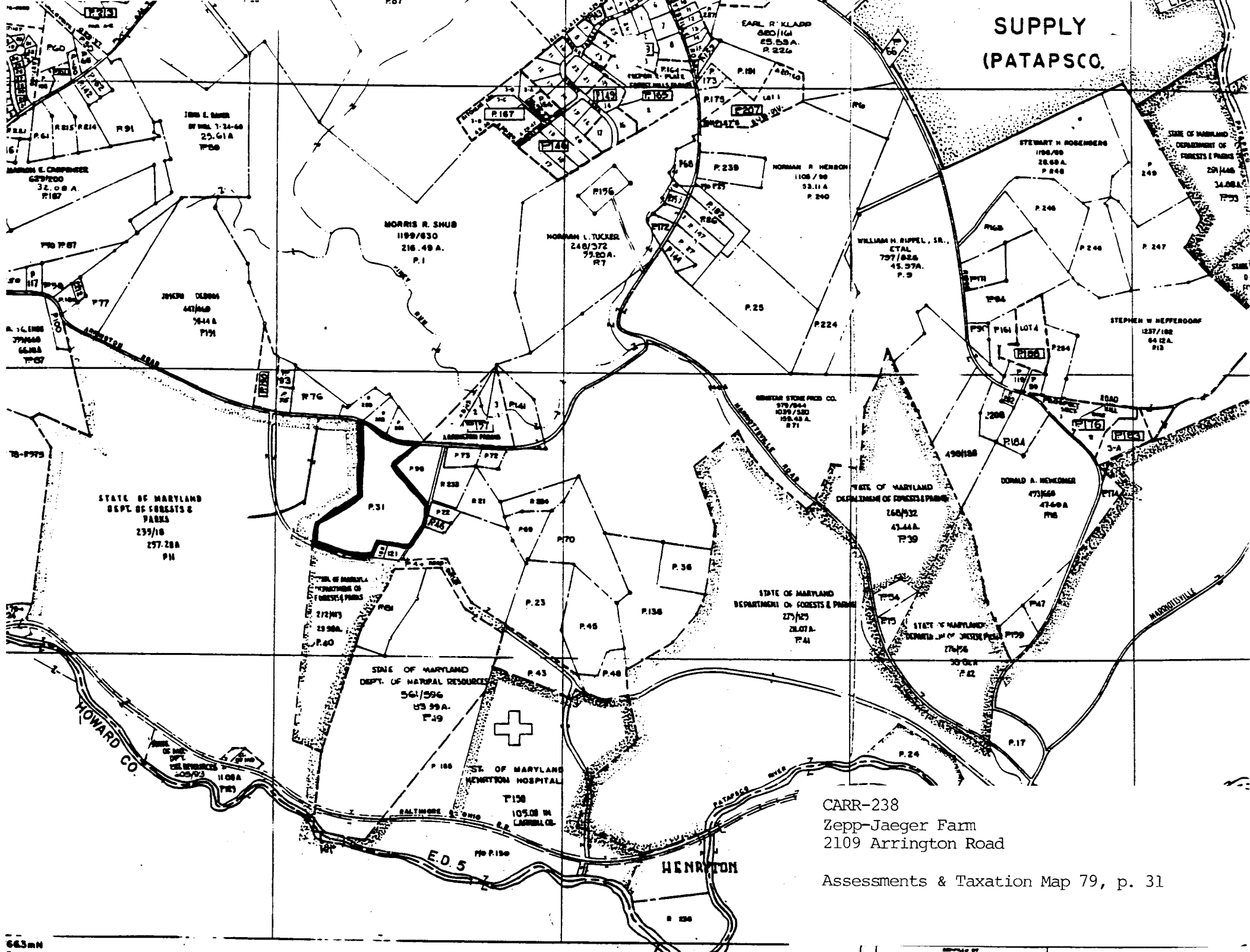
57'30"

732

734



SUPPLY  
(PATAPSCO.)



CARR-238

Zepp-Jaeger Farm  
2109 Arrington Road

Assessments & Taxation Map 79, p. 31

UNITED STATES  
DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS

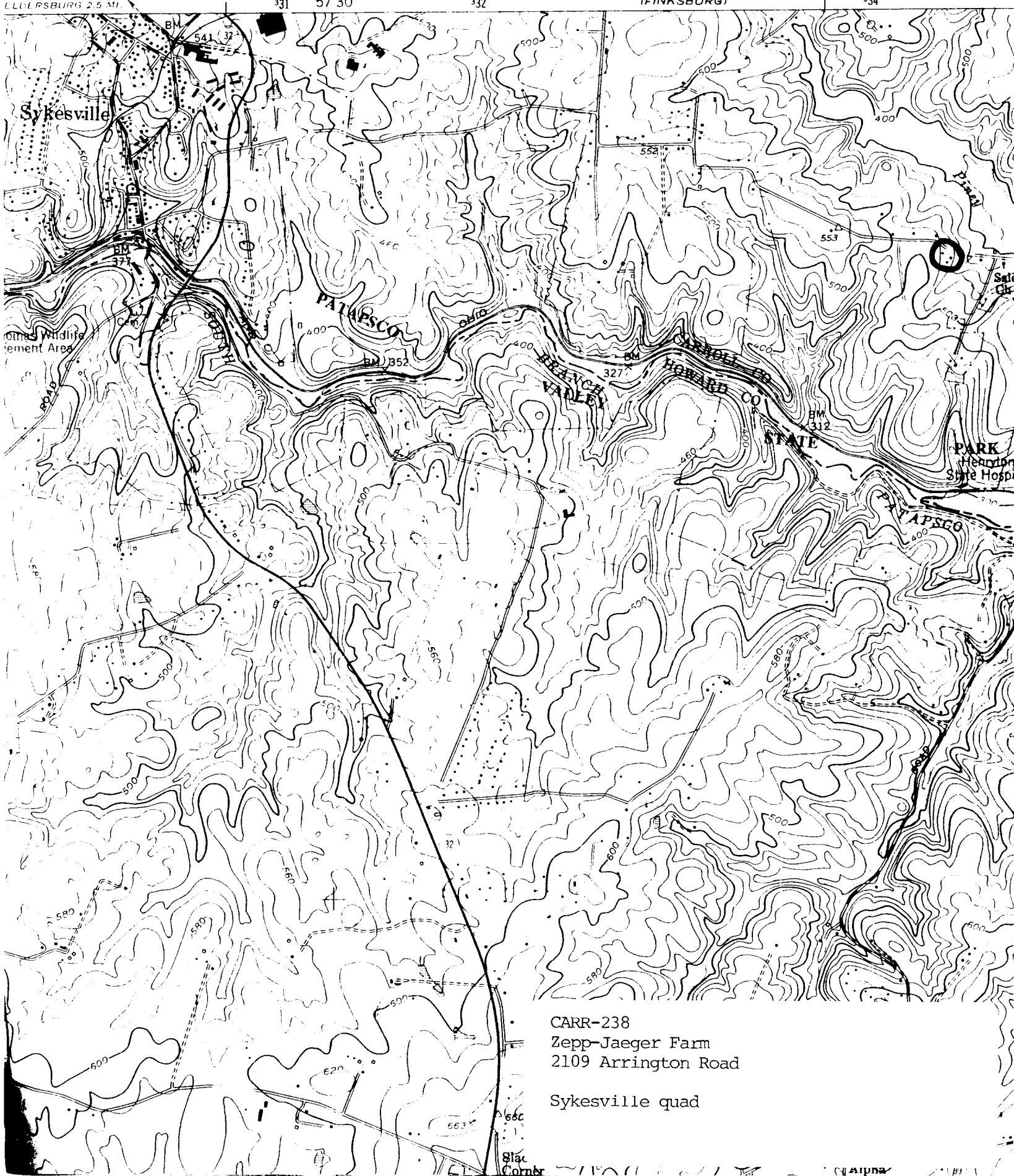
5662 IV NW  
(FINKSBURG)

WESTMINSTER 16 MI  
ELLSBURG 2.5 MI.

331 57°30'

332

334



CARR-238  
Zepp-Jaeger Farm  
2109 Arrington Road

Sykesville quad

Slac  
Corner

Alpha





Zepp-Jeager Farm

2109 Arrington Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: Jan. 1995

Neg. Loc.: Maryland Historical Trust

House - NE & NW elevs.

1/2



Zepp-Jaeger Farm  
2109 Arrington Rd.

Carroll County, Maryland  
Photo: Kenneth M. Short

Date: Jan. 1995

Neg. loc.: Maryland Historical Trust

Barn - SW & SE elevs.



CARR-238



CARR-238





CARR-238